

141 CRAIGCROOK ROAD

Blackhall, Edinburgh, EH4 7TE



Set within wonderfully leafy surroundings, with an

ENCLOSED SOUTHWEST-FACING GARDEN

Situated less than four miles from the bustling centre of Edinburgh, close to well-regarded schooling, excellent local shopping, and beautiful green spaces, Blackhall offers families an appealing balance of suburban tranquillity and city convenience.



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Blackhall is a tranquil, sought-after suburb situated just a few miles from the bustling city centre, with excellent local amenities, schools, and outdoor pursuits

PROPERTY NAME

141 Craigcrook Road

LOCATION

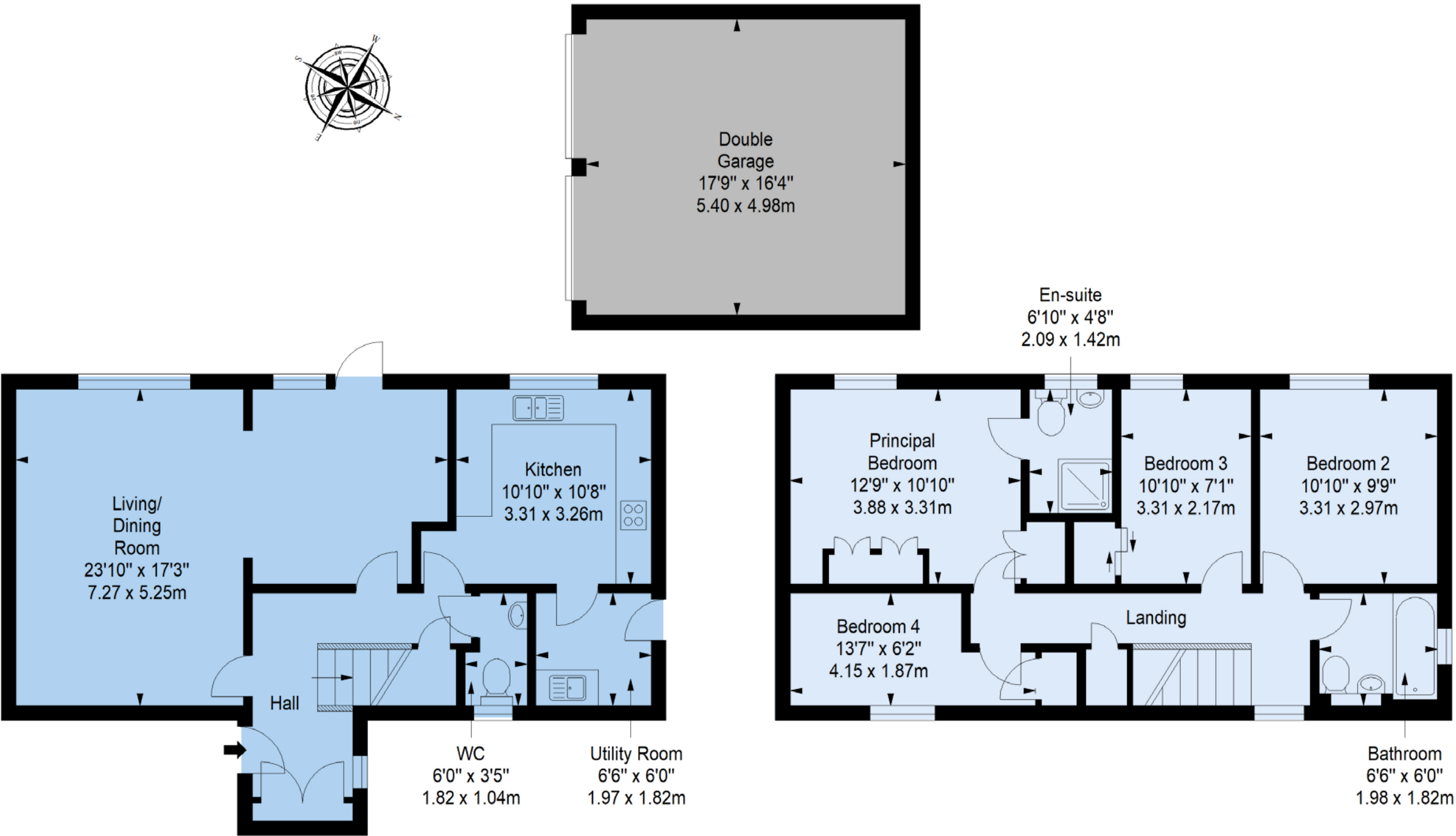
Blackhall, EH4 7TE

APPROXIMATE TOTAL AREA:

119.3 sq. metres (1284.2 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.

GROUND-FLOOR FIRST-FLOOR EXTERNALS



SPACIOUS FAMILY HOME

in leafy Blackhall

Set within wonderfully leafy surroundings, with an enclosed southwest-facing garden, generous driveway, and double garage, this detached residence presents an exciting opportunity to modernise and personalise a spacious family home in one of the capital's most desirable suburban locations. In addition to four bedrooms, an en-suite shower room, a bathroom, and ground-floor WC, there are two interconnected reception rooms and a kitchen with an adjoining utility room.

GENERAL FEATURES

Desirable suburban setting in leafy Blackhall
Superb amenities, well-regarded schools, and green spaces close at hand
Spacious detached family home
Excellent internal opportunities for modernisation
EPC Rating - D | Council Tax band - G

ACCOMMODATION FEATURES

Airy entrance hall with storage and WC cloakroom
Sun-filled living room and interconnected dining room with garden access
Bright southwest-facing kitchen with excellent potential for modernisation
Separate utility room with appliance space and garden access
Garden-facing principal suite with outstanding storage and a bright en-suite shower room
Three further versatile bedrooms (one with built-in wardrobe)
Bright family bathroom with bath and overhead shower
Naturally lit first-floor landing with storage

EXTERIOR FEATURES

Generous plot with established privacy borders
Southwest-facing enclosed rear garden with lawn and seating patio
Private multi-vehicle driveway
Detached double garage





AIRY

entrance hall with guest WC

The bright entrance hall provides an inviting and practical introduction to the home, complete with built-in storage and a WC, ideal for guest use.

The living and dining rooms are interconnected, with soft neutral carpeting flowing throughout. The generous living area offers excellent flexibility for furniture arrangements, while the adjoining dining area is perfect for everyday family meals and entertaining.

SUN-FILLED

reception spaces



DINING ROOM

with garden access

Enjoying a southwest-facing position, this sociable space is filled with natural light from garden-facing windows and a glazed door in the dining room, providing a direct connection outside.



A BRIGHT KITCHEN



with a separate utility

Also overlooking the garden with a south-west aspect, the kitchen is well-illuminated and, now requiring modernisation, offers excellent scope to create a contemporary space suited to the new owner's lifestyle and tastes. A wide range of neutral and wood-toned units provides generous workspace and accommodate a freestanding fridge and electric cooker, while the adjoining utility houses a freestanding washing machine and provides garden access. The kitchen's generous proportions provide a practical starting point for a stylish future upgrade.



PRINCIPAL SUITE

with
outstanding
storage and
a shower
room



Enjoying an attractive garden outlook, the first-floor principal bedroom forms a comfortable suite with generous fitted and built-in wardrobes, plus a bright en-suite shower room which offers scope for modernisation. The extensive wardrobe provision leaves ample usable floor space within the bedroom.





ADDITIONAL BEDROOMS

and family bathroom

The remaining first-floor bedrooms comprise two garden-facing rooms, one a spacious double and another with a built-in wardrobe, and a single bedroom that could easily serve as a quiet space for working from

home. These bedrooms are served by a bright family bathroom featuring a bath with an overhead shower, which likewise offers scope for an upgrade. All bedrooms are reached via a bright landing with additional storage.







GARDEN & PARKING



Secure southwest-facing garden, driveway, and double garage

The rear garden is neatly maintained and enjoys afternoon and early evening sun. A large lawn and patio seating area feature, with established trees and shrubbery providing attractive privacy screening around the garden and grounds. To the front, a tarmacked driveway and detached double garage provide excellent private parking and storage.

Extras: All fitted flooring, light fixtures, appliances, and window coverings are included in the sale.

A tranquil, sought-after suburb situated just a few miles from the bustling city centre



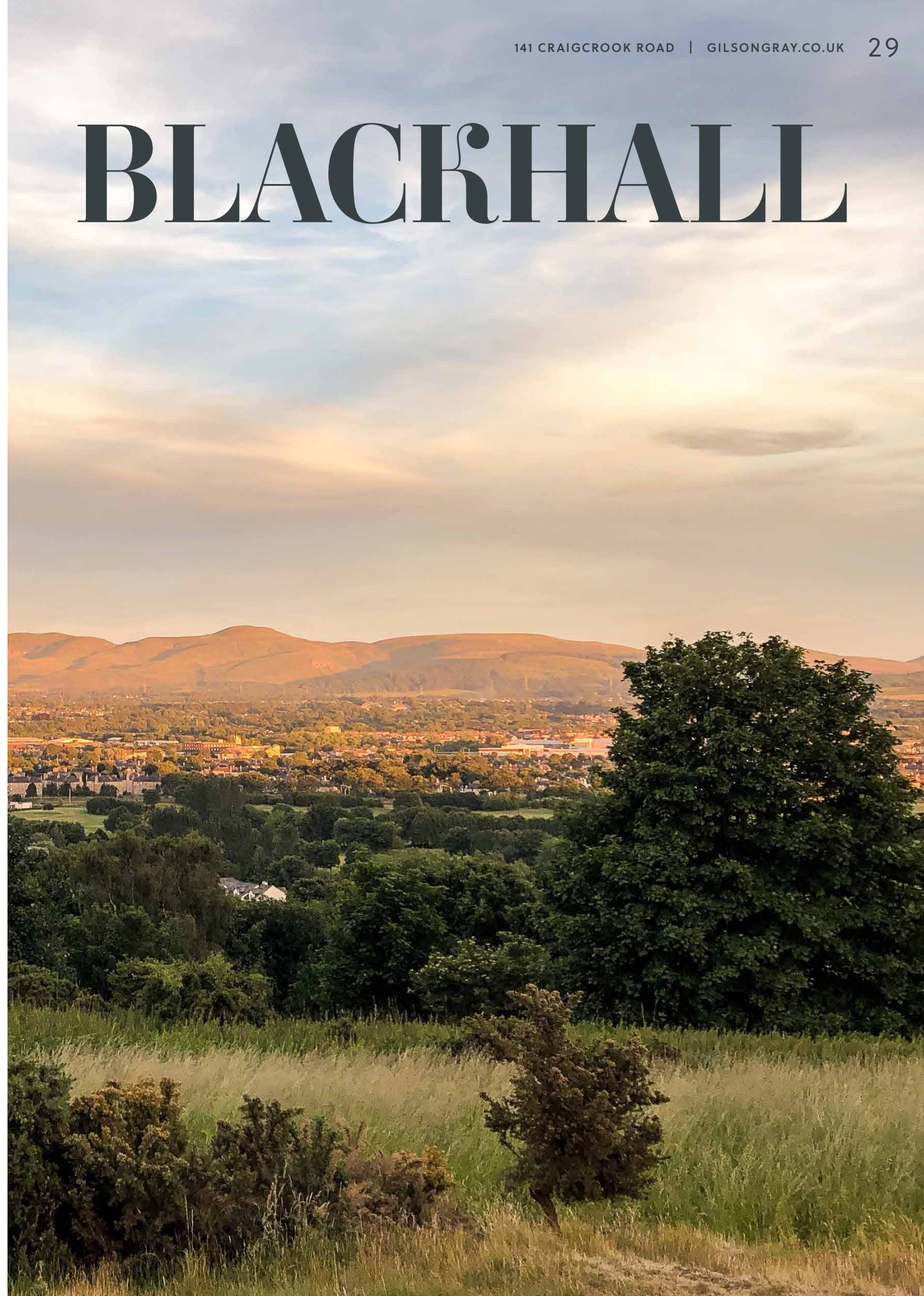
Hugged by large green areas of natural beauty, Blackhall is a tranquil, sought-after suburb situated just a few miles from the bustling city centre, with excellent local amenities, schools, and outdoor pursuits.

Nearby Craigleith Shopping Park houses high-street stores and major supermarkets, whilst Blackhall and the surrounding area offer a range of independent outlets, cafés, pubs, takeaways and restaurants, and a library. The area is renowned for its excellent private and state schools at primary and secondary levels, and enjoying the outdoors and staying fit could not be easier, with the scenic, leafy spaces of Ravelston Park, Ravelston Wood and Corstorphine Hill. Ravelston and Murrayfield golf courses, along with Murrayfield Stadium, offer a wealth of activities, sports clubs, events, and fixtures.

The area is conveniently situated for commuting to the city centre, nearby Edinburgh airport and the motorway network. Excellent public transport is provided with regular day and night bus services.



BLACKHALL





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